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Organization

Item I.1. - **Call to Order**

Chairman Charlie Goatz called the Planning Commission Meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

Item I.2. - **Roll Call**

Chairman Goatz called for the roll call. Those in attendance were:

Planning Commission Chairman Charlie Goatz; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon; Planning Commission Vice Chairman James Sloan; Planning Commission Member Nancy Williams.

Other Attendees: Mr. Robert Archibald, Principal Planner, Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper; Mr. Jake Hubbell, City Attorney; Mr. Paul Keltner, Director of Development Services; Vice Mayor Randy McBroom; Mr. Tony Massey, City Manager; Mr. Thad Jablonski, Assistant City Manager; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Charlie Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Mr. Paul Keltner, Director of Development Services, gave the details of the Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.

Item I.5. - **Approval of Minutes**

Mr. Goatz moved to approve the minutes, and Mr. Shannon seconded. The motion to approve the minutes passed six to zero.

Item I.5. - **Cmpc_2025 January Minutes**

Item I.6. - **Review of Bonds and Letters of Credit**

Mr. Harper, City Engineer, stated that all Letters of Credit were in order or in the process of being updated.

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Mr. Joshua Moore is a resident of Taylor Landing, at 360 Coleman Court, requested to speak. Mr. Moore brought handouts to be distributed to the Commission titled Meritage Homes' Violations of Site Construction & Stormwater Maintenance Plans at Taylor Landing. He expressed his concerns about his neighborhood, topsoil inspections, site construction plan, and the infrastructure.

Mr. Goatz stated that the review of Bonds and Letters of Credit is not a voting item.

Consent

Discussion Items

Item III.1. - Request from Greg Gamble to Rezone property at [Tax Map 90 Parcel 7.12](#), being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

Mr. Goatz read the agenda item. He stated that this is the area where Mr. Moore was just speaking on. Mr. Paul Keltner, Director of Development Services, gave the details of the staff report. He stated that Kevin McCarthy presented the original staff report. He reminded the Commission of the location and stated that the plan itself has lost its vesting rights in regard to the Ordinance as written. The PUD stays in place in regard to zoning, but the master plan itself needs to be revised in order to proceed forward with any approvals. The Planning Commission is the recommending body to City Council which is the decision-making authority in regard to the rezoning request. The review criteria for the recommendation is listed on the staff report on page six.

Mayor Molder inquired about Mr. Moore's presentation in regards to violations of site construction, storm water maintenance, and plans at Taylor Landing that the Chairman pointed out that is related to this same area. He asked if this agenda item is the same owner. Mr. Keltner stated no, the developer for the subject premises that he was speaking out against relative to the lack of maintenance issues is not the same developer and owner who is seeking this request on this agenda item. Mayor Molder stated can we get some clarification and or response to the issues that Mr. Moore presented that he would like to hear more about the issues from Mr. Moore. If it is not related to the same developer, that doesn't give this body any leverage to try to encourage that. However, he stated that he would like to make sure that the Commission and staff are doing everything that we can to ensure that the developer is in compliance with whatever the issues are that were brought up. Mr. Goatz discussed reviews of bonds and letters of credit concerns for Mr. Moore. Mr. Goatz asked Mr. Keltner if he wanted to speak on the comments that were made. Mr. Keltner stated that the comments that were made on the review of letters of credit, he would not associate with this particular request. It is two different projects. They are two different requests, with this particular development being three years old in some parts, and he would separate the two reviews. Mayor Molder stated that he totally agreed if they are not the same developer, the same owner, or the

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same applicant. If they had been, he would think that it could have been an opportunity to perhaps address. Since they are not, he stated that he would be interested in some type of written staff response for the Commission to review at the next meeting.

Mayor Molder stated on the agenda item at hand that he wanted to make sure he understood what is vested, and what is not vested. The master plan has been unvested as a result for the length of time since it was approved. However, the PUD that was presumably approved at or near the same time as that still is vested, therefore still is a PUD property. Mr. Keltner stated yes, the overlay still stays intact. It is the plan itself that expired. He also explained the process. Mayor Molder stated that, essentially, if they came in with a straight zone situation, what would they have vested for them to come in and get approval as long as they met everything pursuant to the terms of that particular provision. Mr. Keltner stated that it is back to a clean slate. If they were to approach it from a PUD standpoint, and bring it back as a PUD then it would be what this Commission deems appropriate for that area. It may not match what was shown on the previous PUD. This request is for straight zone of CD-5. Mayor Molder stated that this request is to take off the PUD Overlay and be a straight zone CD-5. If that failed, it would remain a PUD under which zoning provision. Mr. Goatz stated that it would be under a PUD, and they would have to bring the Commission a new PUD plan that would conform to the new Ordinance. Still being a PUD, but under the PUD requirements of the current Ordinance. Mayor Molder stated which would allow the Commission to better control the density, and or the project at that site. Mr. Goatz stated to get an exact view of the overall project.

Joshua Moore, 360 Coleman Court in Taylor Landing, stated that he strongly opposes the rezoning. He expressed concerns about stormwater, enforcement, topsoil, erosion, runoff and pollution, problems with trust, and environmental infrastructure concerns.

Howard Todd, 203 River Road, stated that his concerns were trust in the neighborhood. They would like to see a nicely kept park, infrastructure, and traffic.

Christy Daus, 710 Taylor Bend, expressed concerns about safety factors, traffic issues, parking problems, storm drain issues, sink hole, infrastructure, and a two-page letter sent.

Mayor Molder stated I read your letter, and he asked what she would like to see in a residential development. Ms. Daus responded to the question.

Mr. Greg Gamble, representing CPS Land, and Cliff Smith, were present to answer questions. Mr. Gamble gave a presentation with supportive posters, and he discussed the history of the PUD. He also discussed a revised master plan, an issues related to the PUD for this property, the zoning ordinance, issues, a commitment letter was sent out, trying to be compliant with the Zoning Ordinance, and the Connect Columbia Plan. Mr. Cliff Smith, CPS Land, gave his appreciation, and stated that they are happy to commit to the letter, and they will have to come back with a development plan to the Planning Commission that could be conditioned with what they put in the letter.

Mr. Goatz noted the letters that staff and the Commission had received, appreciation for the applicant working with the neighborhood, straight zoning, concept plan not binding, and PUD zoning requirements. Mr. Keltner gave the clarification, this is an existing ordinance, and stated that each base district had an acreage requirement. Mayor Molder

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discussed legal perspectives. Mayor Molder stated that he was hearing from them that they are pointing out that we have got some issues relative to being a PUD in the first place, in which case it would receive a zoning designation. In which case, they could straight zone it, in which case it could be a worse-off product than what they have come to today that has continued to reduce the density and hear at least some concerns. Mr. Keltner discussed the PUD.

Mayor Molder stated that it was a GCS prior to PUD. Mr. Keltner stated that is correct. Mayor Molder stated I think that is correct. He didn't know that it was a GCS prior to PUD. So GCS would then not allow any residential. Mr. Keltner stated that is correct. Mayor Molder asked what would be allowed there under GCS. Mr. Keltner stated commercial. Mayor Molder stated commercial only, no residential. Mr. Keltner stated yes, and he explained. Mayor Molder stated in the worst-case scenario, if the PUD original approval is somehow overturned, then it would revert to a GCS. Mr. Keltner stated theoretically. Mr. Goatz stated that with it having the base zoning now, they can bring a master plan to conform to the PUD requirements that our residential requirement have today. Mr. Keltner stated yes. Mr. Goatz stated for us to review. Further discussion included the review would be just the master plan. Mr. Greg Gamble, CPS Land, stated that one of the reasons they have heard from the neighbors is that they wanted them to follow the residential PUD because it has a maximum of 12 units per acre associated with it. But that regulation, the next line down, says a minimum of ten acres for a residential PUD so are we picking and choosing or do we get to choose whether we are five acres and a higher density because the previous PUD that was approved allowed for higher density. This is a very confusing conversation. Mr. Keltner explained that they are already in an existing PUD right now. Mr. Gamble stated, so the existing plan that we submitted to you for concept could be submitted as our PUD. Mr. Keltner stated the Commission would need more detail on it, but yes. Mr. Smith asked would it have to conform if it is an already approved PUD. Mr. Keltner stated no. In Ordinance 3638 it expires after three years. If they had never brought in the final, then you would still have a Preliminary PUD Master Plan sitting out there, and that would still be viable today. But as soon as Mr. Campbell brought in the final plan the clock started ticking for him to start construction. At which time three years have lapsed, which is why you are either submitting a master plan or asking for it to be rezoned to CD-5. Mr. Gamble asked is it confusing.

Mr. Brass City Planner, discussed the existing PUD and zoning. Mr. Gamble stated that he wondered what other rules don't comply, that's all. Mr. Brass explained zoning designation. Mr. Goatz stated am I understanding that all the other rules apply. It just doesn't have to conform to ten acres. Mr. Brass stated because it is legally existing. Mayor Molder asked if we are able to require the Master Plan to be submitted at this stage. That comes after this, because that is the only way that the Commission could confirm that the plan that they have presented conceptionally would be required to be adhered to right. Once the Master Plan has been approved. Mr. Keltner stated, should this proceed forward as CD-5 and go to the City Council, the City Council will review it two times and if that moves forward, everything will be administrative. Unless they are creating a new road or they have over ten acres. Mayor Molder stated that even then

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they can deviate. Mr. Keltner explained further, for options on approvals. Mr. Goatz stated that he has reviewed the criteria item and he does think the applicant could bring something that could conform to the PUD requirements. In 8.5.19.H there are criteria for the Commission to deem what the Board has to vote upon. Mr. Goatz made a motion to deny the rezoning request based on item E. He doesn't think the area has changed to warrant the amendment. The applicant could bring something forward that could conform to a PUD. Mr. Shannon seconded. Mayor Molder asked Mr. Keltner if this motion is approved to deny, where does it leave the applicant. Do they have to start over with a new application, and process it altogether. Mr. Keltner stated that they would have two options. They could proceed forward to City Council with the recommendation of denial from this body, or they could restart the application process for a different zone or a master plan. Mayor Molder stated that he felt like they had two deferrals at their request to meet with the neighbors, trying to find some middle ground. Some of which it seems that they have found, but not all of which. To him, it would seem appropriate considering some of the issues that were brought up tonight that may or may not impact what they might be able to do. He would prefer to see another deferral as opposed to a denial. He also stated that he understood that there was a motion on the table, but he would vote against the motion to deny this, based upon his desire to vote on a motion to defer this. Mr. Keltner asked Mayor Molder if he said he was making a motion to defer. Mayor Molder stated no, he didn't think that he could make a motion to defer while there was a motion on the floor. Mr. Goatz stated that he thought that the Commission would have to vote on the first motion and then, however that lays out, then there would be the second motion. Mr. Goatz stated we will call a vote on the motion to deny. The motion to deny failed two to four, with Dr. Martin, Mayor Molder, Mr. Sloan, and Ms. Williams voted no. Mayor Molder moved to defer, and Dr. Martin seconded. The motion to defer passed with a vote of four to two, with Mr. Shannon and Mr. Goatz voted no.

Item III.2. - Request from WES Engineers & Surveyors for Final Plat revision of Beechcroft Plaza PUD Lot 8 consisting of two lots off Nashville Highway and [Cayer Lane at Tax Map 42 Parcel 14.05](#).

Mr. Goatz read the agenda item. Mr. Robert Archibald, Principal Planner, gave the details of the staff report. This was previously combined and is now one lot. Mr. Goatz asked if it conforms to the ordinance. Mr. Archibald stated yes. It does conform to the standards. Mr. Gerald Vick, WES Engineers Surveyor, was present to answer questions. Mr. Vick stated that the owner requested this, and thinks he can make the request work. Dr. Martin referenced item six for Mr. Archibald, and asked that whatever concerns he had from staff, they will be able to take care of them. Mr. Archibald stated that it is correct, there is just a small portion of lot six that will be included in 8b. In the future, he does not believe it will be enough to affect the setbacks to the PUD. Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded. Mayor

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Molder recused himself. The motion to approve passed five to zero with Mayor Molder abstaining.

Item III.3. - Request from City of Columbia Wastewater Department for Preliminary and Final Plat approval at Bear Creek Pike, being a portion of Tax Map 90 Parcels 17.06 and 19.

Mr. Goatz read the agenda item. Mr. Archibald gave the details of the staff report. The location is a special flood hazard. Upon construction, floodplain standard regulations need to be adhered to. Outside of that, it does meet the previous approval of a preliminary plat, the final plat match. Staff have no concerns about this development. Mr. Goatz inquired about the function of the pump station. Mr. Ryan Filipkowski, Wastewater Engineer, stated that they talked with Shane Andrews at C.P.W.S, and he didn't believe they required water availability, but they would need water at the station. They are going to use the same service. Mayor Molder moved to approve, and Mr. Goatz seconded. The motion to approve passed six to zero.

Item III.4. - Request from Emma Donnelly-Bullington for a Site Development Plan with Alternative Performance at 115 S. James M. Campbell Blvd., being a 1.19 acre portion of Tax Map 113E Group B Parcel 4.

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. The parcel in question is the center parcel. All parking will be in the third layer, which will be safer. There is a proposal for a three-foot wall along the frontage with landscaping, and a sidewalk. This request is just for the site development plan. It meets requirements, with the drive-through being in the third layer. The Conditions of Approval are that all sign standards of the Ordinance are met and is subject to standards for a freestanding monument sign, which was discussed with the applicant. Also, the sidewalk that they are proposing be placed along James Campbell within a public access easement, which was also discussed with Mr. Harper. Mayor Molder discussed height limitations. Further discussion included alternative compliance, lenience for staff, standard of having public sidewalks, sidewalk size, consistency, elevations, rooftop equipment, meeting the standards for the Ordinance, and water letters at permit stage. Mr. Goatz moved to approve subject to technical comments, the conditions that were laid out, and Mayor Molder seconded. The item was approved by a vote of six to zero.

Item III.5. -

Request from Olivia DuPuy for Preliminary PUD Master Plan approval with Architectural Design regarding construction of a 45,000 square foot commercial building in the Honey Farm Crossing PUD Subdivision, being a 7.49 acre portion of Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way.

THE APPLICANT IS REQUESTING A DEFERRAL.

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Mr. Goatz read the agenda item. Mr. Brass stated they have requested to defer. Mr. Goatz moved to defer, and Mr. Shannon seconded. The motion to defer passed six to zero.

Item III.6. - Request from Mike Harris for Final PUD Master Plan approval of the CPWS Treatment Plant at 806 and 812 Nashville Highway, being 12.65 acres at Tax Map 90I Group B Parcels 1 and 5.

Mr. Goatz read the agenda item. Mr. Archibald gave the details of the staff report. He discussed the Planning Commission's suggestions, the fencing is eight feet in height; security, landscaping, and the buffers. Mr. Goatz discussed fence options, and setbacks.

Mike Harris, Inflo Design, was present to answer questions. He stated that the fence was the big discussion, and they wanted to do something along Nashville Hwy. Mr. Goatz discussed the improvements. Mr. Harris gave the details of the project, and the long-term plan. Mr. Goatz moved to approve subject to technical comments, and seconded by Mayor Molder. Mr. Sloan discussed the rendering, the fence and the proposed landscaping. Mr. Harris stated that they have to follow the landscaping plan. Dr. Martin read the wastewater comments, and she asked what the Commission would do to respond to that. Ryan Filipkowski gave the details to the questions. Dr. Martin asked who would follow up on that. Mike Harris stated that they will work with Ryan to make sure his comments are addressed. The item passed six to zero.

Item III.7. - Request from Development Services for review and recommendation of Zoning Text Amendments concerning Principal Uses, Accessory Uses, Temporary Uses, and Limited Use Standards contained in Article 4.

THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Mr. Goatz read the agenda item. Mr. Paul Keltner gave the details of the staff report. This item was referred back to this body by the City council. He pointed out Private Frontage 4.3.7, this is a table that was inadvertently left out of Ordinance 4400. Staff is asking for this table to be put back in. There are no changes to this table. The facade materials state primary. Staff recommend moving the highlighted sections, and let that be the guiding document. Mr. Goatz asked for clarification on item 7. Mr. Paul Keltner stated that it is titled as the reviewing recommendation under Article 4. They added it under Article 4 to be a part of item number seven. Mr. Goatz stated to make sure he understood, based on the City Council recommendation, what the concerns were about kicking it back. Mr. Paul Keltner stated that he just wanted to highlight those. Home occupations, the bar, and taverns, there was not a lot of discussion about those items. He gave the details, breaking out the minor and the major home occupations. Staff created a major; the minor was largely unchanged. The Bar, Tavern, and Nightclub all remained the same. The Vape, Tobacco, and Cannabinoid Retailers mimicked a lot of the bar ordinance itself. Definitions were added to all three of those to support the uses. Mayor Molder addressed the reason it was sent back. Mr. Sloan inquired about

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the subject. Mayor Molder explained why this one in particular was referred back. Mayor Molder moved to approve, and Dr. Martin seconded. Mr. Sloan asked if the Commission was saying that the private frontage, and the facade, is included in this. Mr. Keltner stated yes. Mr. Sloan discussed the facade materials. Mr. Keltner explained staff roles. Mr. Goatz asked Mayor Molder if he was willing to amend his motion to approve with the addition of staff recommendation of the private frontage chart and the facade, removing the word Primary from the contents in the code. Mayor Molder amended his motion to include subject to staff comments. The motion to approve subject to technical comments passed six to zero.

Item III.7. - Home Occupations

Map of Current Home Occupation Permits

Item III.7. - Bars, Taverns & Nightclubs

Map Illustrating Current Standards

Item III.7. - Vape, Tobacco & Cannabinoid Retailers

Item III.8. - Request from Development Services for review and recommendation of Zoning Text Amendments concerning Principal Uses, Accessory Uses, Temporary Uses, and Limited Use Standards contained in Article 4 as regards to Short Term Rental Use.

THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Mr. Goatz read the agenda item. Mr. Keltner gave the details of the report. It mainly covers Short-Term Rentals.

Ms. Sue Stephenson had concerns in reference to short-term rental. She requested that CD-2 and CD-3L remain the same with STR not permitted. It is also important to look at who the local point of contact is. It is important for STR use to maintain thirty days or less, using a platform such as Air B&B and STR banned in several jurisdictions.

Mercedes Robinson stated there are misconstrued concepts about short-term rentals. Eric Glass, Tom Osborne Road, stated that he doesn't understand the difference between long-term and short-term rental. He asked what difference it makes, the size of a lot makes. Mark Seago, 236 Bear Creek Pike, questioned what was the City Council asking when sending this back to this body for further review. Mr. Keltner gave the response. Mr. Goatz stated that the City Council kicked it back with concerns. Mr. Keltner gave clarification. Mayor Molder explained the two main concerns being, legal concerns if you approve someone and provide a conditional permit, and once obtaining a permit, if they are in violation, can we revoke the permit. Also recognizing the burden that this will put on the BZA if they approve one, and legal issues. It is fascinating to hear the arguments from both sides. We know short-term rentals are occurring in Columbia. We also know that if we could get a better handle on it, we could better identify the problem

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of short-term rental. One could always do more, but it is difficult to go back. He would prefer baby steps, putting something in place and seeing how that would work. The BZA burden was the primary reason that this got sent back. Mr. Goatz stated he put a lot of thought in it. He discussed the issues. He stated to remove the owner-occupied limitation, and remove BZA review. Mayor Molder discussed CD3, CD3L, and the PUD Districts. Mr. Sloan discussed a scenario. Mayor Molder responded. Mr. Goatz asked if there was an easy way to monitor owner occupancy. Austin Brass stated that staff had one that they verified. The tax card matched, and reviewed the driver's license to match, from looking at Nashville standards. Mr. Shannon asked the Chairperson to tell him again where they were permitted. Mr. Goatz stated that they are currently permitted under owner occupied under CD-4, CD4C, 5, and CD5C. Mr. Goatz recommends removing the owner-occupied requirement, but still only allowing them to start out the gate with the CD-4, 4C, 5, and 5C. Mr. Goatz made the motion to what was previously presented. Mr. Keltner asked for clarification on the remaining items with regard to the accessory structure, the parking, including such issues such as weddings, receptions and things of that nature. Are you keeping those the same? Mr. Goatz stated yes. Mayor Molder stated that he has the ability to see this again. He doesn't know that this is the ultimate solution. He seconded the motion. Mr. Sloan stated if you look at table 4.3.9.-1, what about the SD's and the PUDs. Mr. Goatz asked if he was looking at the new proposed table or the existing table. Mr. Sloan stated the one that this Commission proposed back to them had conditional use on SD-MHP and permitted on SD-INT and SD-LI, and conditional on both of the PUDs. Mr. Goatz stated his original motion was to slowly walk into what our current Ordinance would require. Allowing it in just those four districts, CD-4, 4C, 5, and 5C., and removing the short-term rental requirement of owner occupied on those. Mr. Sloan stated to not permit it on those. Mr. Keltner explained. Mr. Goatz discussed the residential. Mr. Keltner clarified. Mr. Goatz clarified his motion. The motion to approve passed six to zero.

Item III.8. - Short Term Rentals

Map Comparing Current and Proposed Standards

Item III.9. - Request from Development Services for review and recommendation of Zoning Text Amendments concerning minor administrative changes and corrections throughout the document.

THIS ITEM WAS REFERRED FROM CITY COUNCIL

Mr. Goatz read the agenda item. Mr. Keltner stated no change from the original. Mr. Goatz moved to approve with Mr. Shannon seconding. The motion to approve passed six to zero.

Other Business

Mr. Goatz stated, as Mayor Molder stated, if we could get a written response to the questions.

Mr. Keltner stated that staff promoted Austin Brass to City Planner, Robert Archibald

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was promoted to the Principal Planner position, and Development Services have a new planner starting on Monday coming from Tullahoma to the position of additional Principal Planner. Mr. Charles Rush is his name.

Mr. Goatz' s stated well deserved Mr. Brass and Mr. Archibald, and he is looking forward to meeting Mr. Rush.

Adjourn

Mayor Molder moved to adjourn with Mr. Goatz seconding. The motion to adjourn passed six to zero. The meeting adjourned at 6:02 p.m.



Planning Commission Chairman,
Charlie Goatz

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Date